



# **Minutes**

## **July 6, 2023**

### **Tipton County Plan Commission**

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, July 6, 2023, in the 1<sup>st</sup> floor meeting room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

President Jason Henderson called the meeting to order at 6:00 p.m.

#### **Roll Call**

Members in attendance: Jason Henderson, Jim Purvis, Doug Heron, Jeremy Bennett, Jovon Rayl, Tracey Powell, Chase Meyncke, Carroll CoHee and Michelle Owens (City Liaison),

Members absent: Gary David.

Staff in attendance: Steve Niblick, David Langolf Smith and Judy Coker.

Staff absent: None.

#### **Modifications to agenda**

Tracey Powell made a motion to add a discussion concerning solar setbacks under new business; seconded by Doug Heron. Motion carried 8-0.

#### **Minutes**

Jeremy Bennett made a motion to approve the minutes of June 8, 2023, as presented; seconded by Chase Meyncke. Motion carried 8-0.

#### **Public Hearings**

##### **a) CO-DP1723 DGZ Development Plan**

The applicant has requested the matter be tabled until the September meeting due to the increased size of the proposed Dollar General store near Windfall.

##### **b) CO-S-18-23 DGZ Minor Subdivision**

The applicant has requested the matter be tabled until the September meeting due to the increased size of the proposed Dollar General store near Windfall.

##### **c) CO-DP-19-23 Nutrien Development Plan**

No one was in attendance to present the petition. The commission agreed to move the item down the agenda under old business.

#### **New Business**

##### **a) Declaratory Resolution**

Abbie Smith came forward to present the Declaratory Resolution and economic development plan for the U.S. 31 interchange economic development area.

Alaina Shonkwiler came forward to further explain the Economic Development Area Resolution.

Rick Hall came forward to discuss the expansion of the economic development area.

Carroll CoHee asked for clarification on the development area being expanded for future funding. Rick Hall explained that this is a way to capture increased tax revenue that could then be used by the Redevelopment Commission. Rick Hall explained that the money could then be used in a designated redevelopment area.

Carroll CoHee asked if the property taxes in this area could only be spent in this area. Rick Hall confirmed that money would have to be spent on projects that are either located in that area or directly service that area.

Carroll CoHee asked what the difference is between a development area and an allocation area. Rick Hall explained that allocation areas are areas where the Redevelopment Commission captures taxes on any future growth or increases in tax revenue. Rick Hall explained that there is no change in how things are being done, in respect to the distribution area.

Jason Henderson asked if there is any difference between a TIF district and an allocation area. Rick Hall explained that the terminology is interchangeable and means the same thing.

Jeremy Bennett asked how this resolution plays into the overlay district being in litigation. Rick Hall stated that the pending litigation has no bearing on this resolution.

Discussion ensued concerning the economic development area and the maps.

Mike Terry came forward as the Chair of the Redevelopment Commission to clarify a few points and to advise that this resolution was passed unanimously by the RDC.

With no further discussion, Jovon Rayl made a motion to approve the Declaratory Resolution; seconded by Jim Purvis. Motion carried 7-1 by a roll call vote.

#### Roll Call-

Chase Meyncke – Yes

Jeremy Bennett – No

Tracey Powell – Yes

Jim Purvis – Yes

Doug Heron – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Carroll CoHee – Yes

#### b) 2024 Budget

Steve Niblick presented the proposed 2024 Plan Department budget for consideration.

After discussion, Carroll CoHee made a motion to accept the proposed 2024 budget as presented; seconded by Chase Meyncke. Motion carried 8-0.

#### c) Solar setback discussion

Tracey Powell brought up the concern that the setback next to an agreeable neighbor should be looked at and asked that the reduction in setback from participating landowners be changed from 50% to 20 feet.

Discussion ensued concerning this change in the solar ordinance, as well as what the process would be to make this change.

After discussion, Jim Purvis made a motion to schedule a public hearing in August to reduce the setback from 150 feet to 20 feet; seconded by Carroll CoHee. Motion passed 8-0.

## **Reports**

### **a) Staff Reports**

Steve Niblick presented the June Permit Reports.

Steve Niblick also reported that the Judge in the BZA lawsuit concerning Hope for the Hurting has given its ruling. Lastly, he reported that the County Commissioners has passed the Ordinance for CO-PUD-11-23 (Tipton Land Development LLC) on first reading by a 3-0 vote.

Judy Coker presented the June Case Reports.

Michelle Owens brought up the idea of not having printed staff reports at the meetings. After discussion, it was decided that electronic versions of all the reports would be emailed in the board packets, but only the permit summary would be printed for the meetings.

## **Old Business**

### **a) CO-ZA-10-23 Mineral Extraction Amendment.**

Steve Niblick provided an overview of the proposed Quarry Ordinance.

Discussion ensued concerning the proposed ordinance.

Tracey Powell asked that the verbiage in section 517.06 be changed to say: If a review is required by Tipton County during its review of the Economic Development Agreement, the applicant shall pay all outside professional costs associated with the County's review.

Jim Purvis asked that in section 517.03 (I), the language be changed to say: Greenbelt plantings and landscaping shall be provided in the setback area as required by the Tipton County Zoning Ordinance.

With no further discussion, Michelle Owens made a motion to submit a favorable recommendation to the Tipton County Board of Commissioners of the presented proposal with the requested changes made to section 517.06 and 517.03 (I); seconded by Jeremy Bennett. Motion carried 8-0 by a roll call vote.

### **Roll Call-**

Chase Meyncke – Yes

Jeremy Bennett – Yes

Tracey Powell – Yes

Jim Purvis – Yes

Doug Heron – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Carroll CoHee – Yes

### **b) CO-PC-1523 Bike and Pedestrian Comprehensive Plan Amendment**

Michelle Owens shared her views with the board concerning this plan and asked Steve Niblick to please explain what the Plan Commission's role in this process is and what the Board is voting on.

Steve Niblick explained what the Board is voting on for the Bike and Pedestrian Comprehensive Plan Amendment.

Discussion ensued concerning the Bike and Pedestrian Comprehensive Plan Amendment.

With no further discussion, Jovon Rayl made a motion to submit a favorable recommendation to the Tipton County Board of Commissioners; seconded by Jim Purvis. Motion passed 6-2 by a roll call vote.

**Roll Call-**

Chase Meyncke – No

Jim Purvis – Yes

Jason Henderson – Yes

Jeremy Bennett – No

Doug Heron – Yes

Carroll CoHee – Yes

Tracey Powell – Yes

Jovon Rayl – Yes

**c) CO-DP-19-23 Nutrien Development Plan (From Public Hearings above)**

With no one in attendance to present the petition, Doug Heron made a motion to table the request; seconded by Jeremy Bennett. Motion carried 8-0.

**c) Fee Schedule**

Abbie Smith provided information to the members. No action was taken.

**Public Comments**

Terrence Connally came forward to reiterate that the county needs to do a better job of getting information out to the public.

Dustin Shuck came forward to express that the board should consider what they would or wouldn't want in their back yards before approving projects.


**Adjournment**

There being no further business, Michelle Owens made a motion to adjourn the meeting at 7:36 pm; seconded by Jovon Rayl. Motion carried 8-0.

  
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President

  
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Date

  
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Executive Director

  
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Date